

FORECLOSURE SALE AT

PUBLIC AUCTION

(2) Retail Outlet Centers Along Heavily Traveled Route 16/302

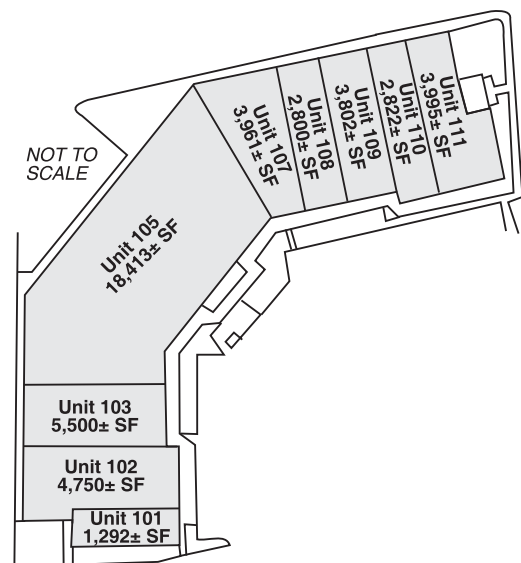
Friday, December 17 At 2:00 PM

1699 & 1672 White Mountain Highway, North Conway, NH

(Sale to be held at 1699 White Mountain Highway)



- (2) Multi Tenant Retail Buildings located on opposite sides of the "North Conway Strip" of heavily traveled Route 16/302
- Average daily traffic count of 22,000
- Prime location in Mt. Washington Valley, a major 4-season tourist destination
- HC, Highway/Commercial Zoning District
- Properties served by a full complement of public utilities



■ ID #1872 / 1699 White Mountain Highway (Parcel A)

Site — Land area: 4.46± acres. **Frontage:** 240± FF along the easterly side of White Mountain Highway and 413.3± FF along Barnes Road.

Access: one curb cut from White Mountain Highway; two curb cuts from Barnes Road. **Parking:** 200 paved parking spaces.

Improvements — 50,745± SF, 1-story C-shaped retail building with mezzanine. **Year built:** 1988. **# Units:** 9 units range in size from 1,292± SF to 18,413± SF. **Foundation:** poured concrete. **Frame:** wood. **Exterior walls:** clapboard. **Roof:** metal. **Sprinklers:** 100%. **Elevator:** 4,500 lb. Pine State elevator. **Rest rooms:** 2 common area rest rooms; tenant spaces have at least one rest room each. **HVAC:** gas-fired package units.

Real Estate & Tax Data — Tax Map 235, Lot 85. Assessed value: \$3,733,800. Tax Rate: \$21.63/\$1,000. 2010 taxes: \$80,762.

— EXCELLENT INVESTMENT OPPORTUNITY —

Mortgage Ref: Carroll County Registry of Deeds Book 2302, Page 800 and Book 2854, Page 9.

Terms: \$20,000 deposit for each property by cash or certified check to bid. An additional deposit to increase total deposit to 10% of bid price due within 5 business days. Balance of purchase price due within 30 days after the date of the sale. Other terms may be announced at time of sale.

Directions: From the jct. of Routes 153 & 16/113 in Conway, follow Route 16 north for 3¼ miles. #1699 is on the right and #1672 is on the left.

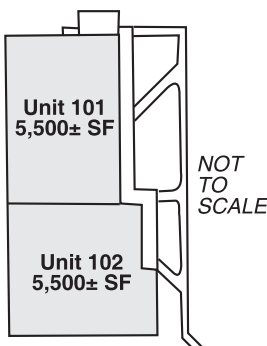
Counsel for Mortgagee: Barney L. Brannen, Esq. Brannen, Dunn & Stewart, PLLC One Lyme Common, PO Box 9 Lyme, NH 03768 / (603) 795-2020

■ ID #1873 / 1672 White Mountain Highway (Parcel B)

Site — Land area: 1.14± acres. **Frontage:** 224.67± FF along the westerly side of White Mountain Highway. **Access:** two curb cut from White Mountain Highway. **Parking:** 45 paved parking spaces.

Improvements — 11,000± SF, 1-story retail building. **Year built:** 1987. **# Units:** 2 units (5,500± SF each). **Foundation:** poured concrete. **Frame:** wood. **Exterior walls:** clapboard. **Roof:** metal & asphalt shingles. **Sprinklers:** 100%. **Rest rooms:** 1 common area rest room; each tenant space has at least one rest room. **HVAC:** gas-fired package units.

Real Estate & Tax Data — Tax Map 235, Lot 8. Assessed value: \$1,432,600. Tax Rate: \$21.63/\$1,000. 2010 taxes: \$30,987.



James R. St. Jean Auctioneers has attempted to provide accurate information and descriptions. We do not represent, warrant, or insure the accuracy of the information. Bidders must rely on their own independent evaluation and all bids submitted shall be based solely upon such evaluation.

For more information, including a Bid Packet, please call (603) 734-4348 or visit our website: www.jsjauctions.com

NH Lic. #2279

James R. St. Jean
AUCTIONEERS

